

MINUTE ITEM

13. SELECTION AND SALE OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 10599, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, SEARLES VALLEY DEVELOPMENT COMPANY - S.W.O. 5624.

After consideration of Calendar Item 16 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. DETERMINES THAT IT IS TO THE ADVANTAGE OF THE STATE TO SELECT THE FEDERAL LAND EMBRACED IN THE  $W\frac{1}{2}$  OF  $NE\frac{1}{4}$  OF  $SE\frac{1}{4}$  OF SECTION 5, T. 25 S., R. 43 E., M.D.M., CONTAINING 20 ACRES IN SAN BERNARDINO COUNTY;
2. FINDS THAT SAID LAND IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
3. CONFIRMS THE THREE EXTENSIONS TOTALING 85 DAYS GRANTED TO THE APPLICANT, SEARLES VALLEY DEVELOPMENT COMPANY, WITHIN WHICH TO DEPOSIT THE ADDITIONAL FUNDS TO MEET THE APPRAISED VALUE;
4. APPROVES THE SELECTION OF SAID LAND; AND
5. AUTHORIZES THE SALE OF SAID LAND, FOR CASH, TO SEARLES VALLEY DEVELOPMENT COMPANY, AT THE APPRAISED PRICE OF \$1,450, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS.

Attachment

Calendar Item 16 (2 pages)

CALENDAR ITEM

16.

SELECTION AND SALE OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 10599, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, SEARLES VALLEY DEVELOPMENT COMPANY - S.W.O. 5624.

An offer was received from Searles Valley Development Company of Trona, California, to purchase the  $W\frac{1}{2}$  of  $NE\frac{1}{4}$  of  $SE\frac{1}{4}$  of Section 5, T. 25 S., R. 43 E., M.D.M., containing 20 acres in San Bernardino County. This land may be obtained by the State under the indemnity selection procedure. The applicant made an offer of \$100, or \$5 per acre.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at an average of \$72.50 per acre, or a total of \$1,450. Three extensions totaling 85 days were granted within which to deposit the required funds. The applicant deposited the necessary amount to meet this value.

The highest and best use of the subject parcel is as low-value industrial land. The land is located adjacent to the community of Pioneer Point, a strictly residential community which is dependent upon a local company for existence. Access to the parcel is by one-quarter mile of private hard-surface road from a county road. The central portion of the parcel is fairly flat, sloping off to steep slopes on the north and south, with an elevation of from 1650' to 1900'. Water and electric transmission lines are located on the parcel. There is no developed water source on the parcel. However, there exists a water tank, pumphouse, and pipeline facilities which were installed pursuant to a permit granted when the land was under Federal jurisdiction.

The selection of the subject land is considered to be to the advantage of the State in that it will assist in satisfying deficiencies under the School Land Grant.

The State's application to select the land has been accepted by the Bureau of Land Management, and the land was listed (conveyed) to the State on October 29, 1959.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT IT IS TO THE ADVANTAGE OF THE STATE TO SELECT THE FEDERAL LAND EMBRACED IN THE  $W\frac{1}{2}$  OF  $NE\frac{1}{4}$  OF  $SE\frac{1}{4}$  OF SECTION 5, T. 25 S., R. 43 E., M.D.M., CONTAINING 20 ACRES IN SAN BERNARDINO COUNTY;
2. FIND THAT SAID LAND IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
3. CONFIRM THE THREE EXTENSIONS TOTALING 85 DAYS GRANTED TO THE APPLICANT, SEARLES VALLEY DEVELOPMENT COMPANY, WITHIN WHICH TO DEPOSIT THE ADDITIONAL FUNDS TO MEET THE APPRAISED VALUE;

CALENDAR ITEM 16. (CONTD.)

4. APPROVE THE SELECTION OF SAID LAND; AND
5. AUTHORIZE THE SALE OF SAID LAND, FOR CASH, TO SEARLES VALLEY DEVELOPMENT COMPANY, AT THE APPRAISED PRICE OF \$1,450, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS.